F.A.R. TABULATIONS:

AREA DESCRIPTION	GROSS F.A.R. (AREA SF)
EXISTING BUILDING:	N/A
PROPOSED BUILDING:	
1ST FLOOR:	24,580 SF
2ND FLOOR:	24,580 SF
GROUND FLOOR:	20,300 SF ("CELLAR" AS DEFINED BY ZONING ORDINANCE)
	49,160 SF TOTAL
TOTAL SITE AREA =	5.1264 AC + 0.5924 AC = 5.7188 AC. OR 249,111 S.F.
MAXIMUM FLOOR AREA =	0.20 X 249,111 S.F. = 49,822 S.F.
ACTUAL F.A.R. =	49,160 SF PROPOSED BLDG. 249,111 SF 0.197 F.A.R.

PARKING TABULATION:

REQUIRED PARKING FOR PROPOSED STRUCTURE

REQUIRED PARKING DETERMINED IN ACCORDANCE WITH ZONING ORDINANCE SECTION 11-103.9, ASSISTED LIVING FACILITY.

INDEPENDENT LIVING FACILITY: 1 SP / 3 RESIDENTS PLUS 1 SP / EMPLOYEE

TOTAL SPACES REQUIRED FOR THE SITE:

109 RESIDENTS X 1 SP / 3 RESIDENTS = 37 SPACES
25 EMPLOYEES X 1 SP / EMPLOYEE = 25 SPACES

62 SPACES REQUIRED

TOTAL SPACES PROVIDED FOR THE SITE:

62 SPACES

NET INCREASE IN PARKING SPACES:

62 SPACES

PRELIMINARY BMP ANALYSIS:

WATERSHED DESCRIPTIONS:

1.) A1 – ONSITE, OPENSPACE UNCONTROLLED	1.48 ACRES	C = 0.20
2.) A2 – ONSITE, DEVELOPED CONTROLLED	3.45 ACRES	C = 0.59
3.) A3 – OFFSITE, DEVELOPED CONTROLLED	5.36 ACRES	C = 0.50
4.) A4 – ONSITE, UNCONTROLLED	0.22 ACRES	C = 0.75
5.) A5 – ONSITE, OPEN SPACE CONTROLLED	0.41 ACRES	C = 0.20

AREA OF THE SITE = 5.72 ACRES
WEIGHTED "C" FACTOR = 0.45
REQUIRED PHOSPHOROUS REMOVAL = 40%

PHOSPOROUS REMOVAL CALCULATIONS:

SUBAREA DES.	BMP TYPE	REM. EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
A1	NOS	100%	1.48/5.72=O.26	1	26
A2	DRY	40%	3.45/5.72=0.60	0.59/0.45=1.3	31
A3	DRY	40%	0.2(5.36)/5.72=0.18	0.50/0.45=1.1	8
A4	N/A	---	---	---	---
A5	NOS	100%	0.41/5.72=0.07	0.20/0.45=0.443	
				TOTAL:	68%>40%

PRELIMINARY SWM ANALYSIS:

DETENTION VOLUME REQUIREMENT

PREDEVELOPED CONDITION:

AREA TO POND = 9.21 ACRES
PREDEVELOPED "C" FACTOR = 0.30 (ASSUMED "PRE-EXISTING")
T_C = 5 MINUTES, I_{10} = 7.27 INCHES/HOUR

$Q_{PRE\ 10}$ = CIA
$Q_{PRE\ 10}$ = 0.30 (7.27) 9.21 = 20 CFS
$Q_{PRE\ 10} = Q_{ALLOWABLE}$ = 20 CFS

DEVELOPED CONDITION:

POST DEVELOPED "C" FACTOR = 0.59

$Q_{POST\ 10}$ = CIA
$Q_{POST\ 10}$ = 0.59 (7.27) 9.21 = 39.8 CFS

PER PFM PLATE 40-6, 10 YEAR DETENTION VOLUME = 12,143 CUBIC FEET

PROVIDE 10% EXCESS POND CAPACITY = 1,214 CUBIC FEET

TOTAL POND CAPACITY = 13,357 CUBIC FEET (REQUIRED)

IN ORDER TO MEET ADEQUATE FREEBOARD AND FINAL ENGINEERING CONTINGENCY, PROVIDE 20,000 CUBIC FEET POND.

ZONING REQUIREMENTS / PROVIDED

	ZONING REQUIREMENTS	PROVIDED
1.) EXISTING ZONE:	LOT 26C R-2 LOT 26B R-2	LOT 26C R-2 LOT 26B R-2
2.) MINIMUM LOT AREA:	15,000 S.F.	LOT AREAS: (26C) 5.1264 AC. (26B) 0.5924 AC. 5.7188 AC. TOTAL = 249,111 S.F.
3.) MINIMUM LOT WIDTH:	100 FT.	LOT WIDTH: 423.03'
4.) MAXIMUM BUILDING HEIGHT AT MINIMUM SETBACK LINE:	60 FT.	ACTUAL HEIGHT: 33.5'
5.) MINIMUM SETBACKS (BRL) FRONT: SIDE: REAR:	 35' 15' 25'	ACTUAL SETBACK FRONT: 147' SIDE: 66' REAR: 208'
6.) MAXIMUM FAR:	0.20	ACTUAL FAR: 0.197
7.) MINIMUM OPEN SPACE:	15%	15% OF 5.7188 AC.= 0.8578 AC. REQUIRED ACTUAL PROVIDED= APPROX. 3.5 AC.
8.) MINIMUM ANGLE OF BULK PLANE: FRONT: SIDE: REAR:	 45° 40° 40°	ACTUAL ANGLE OF BULK PLANE: 79.22° (SEE DETAIL PROVIDED BELOW)

SCREENING AND BUFFER REQUIREMENTS:

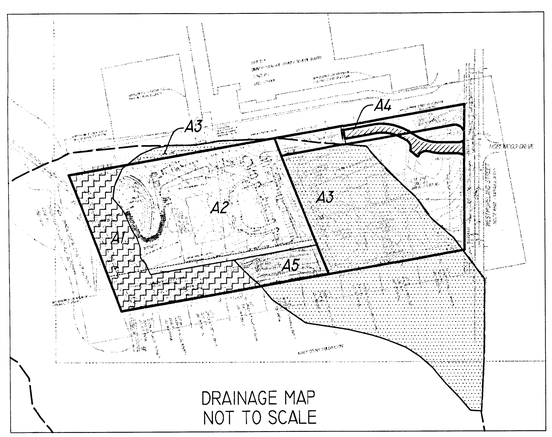
REQUIREMENTS FOR PARCEL 26C:

NORTH: NO TRANSITIONAL SCREENING OR BARRIER IS REQUIRED BETWEEN PARCELS.

SOUTH: TRANSITIONAL SCREENING 2, AND BARRIER TYPE D, E, OR F IS REQUIRED BETWEEN PARCELS.

WEST: NO TRANSITIONAL SCREENING OR BARRIER IS REQUIRED BETWEEN PARCELS.

EAST: NO TRANSITIONAL SCREENING OR BARRIER IS REQUIRED BETWEEN PARCELS.



DRAINAGE MAP
NOT TO SCALE

NOTE: ALL CALCULATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT BASED UPON UPON FINAL ENGINEERING CALCULATIONS

SITE NOTES:

1.) THIS SPECIAL EXCEPTION (SE) IS TO PERMIT AN ASSISTED LIVING COMMUNITY, "MEDICAL CARE FACILITY."

2.) THE PROPERTY WHICH IS THE SUBJECT OF THIS SE IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 40-2 ((1)), PARCELS 26B, AND 26C.

3.) THE BOUNDARY INFORMATION AND TOPOGRAPHY SHOWN HEREON IS FROM EXISTING RECORDS. CONTOUR INTERVAL IS 2'.

4.) ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE.

5.) STORMWATER MANAGEMENT, BMP TO BE PROVIDED BY A PROPOSED POND FACILITY LOCATED NEAR THE NORTHWEST CORNER OF PARCEL 26C. APPROXIMATE POND VOLUME IS 0.5 ACRE- FEET. SWM POND WILL BE DESIGNED TO PROVIDE 10% MORE DETENTION THAN IS REQUIRED BY THE FAIRFAX COUNTY PFM, IN ORDER TO MITIGATE EXISTING DOWNSTREAM DRAINAGE ISSUES. ALL CALCULATIONS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT BASED UPON FINAL ENGINEERING.

6.) THERE IS NO FLOODPLAIN ON THE SITE DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY. THE FAIRFAX COUNTY RESOURCE PROTECTION AREA LIMITS ARE SHOWN ON SHEET 2.

7.) TO THE BEST OF OUR KNOWLEDGE, ALL EXISTING EASEMENTS GREATER THAN (25) FEET IN WIDTH AND ALL MAJOR UNDERGROUND UTILITIES ARE SHOWN.

8.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THIS SITE.

9.) TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO TOXIC SUBSTANCES, HAZARDOUS WASTE OR PETROLEUM PRODUCTS STORED ON THE SUBJECT PROPERTY. FURTHER, THE PROPOSED USE WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF SUCH SUBSTANCES ON THE PROPERTY.

10.) THE COMPREHENSIVE TRAILS PLAN SHOWS A TRAIL THAT WILL BE CONSTRUCTED ALONG THE WESTMORELAND STREET FRONTAGE WITH THIS DEVELOPMENT.

12.) EXISTING VEGETATION ON THE SITE HAS BEEN INVESTIGATED. EXISTING VEGETATION MAP BY ZIMAR AND ASSOCIATES, INC. IS SHOWN ON SHEET 4.

13.) THE APPLICANT IS SUBMITTING A REQUEST FOR MODIFICATION OF THE 100 FOOT SETBACK ON THE NORTH PROPERTY LINE REQUIRED BY ZONING ORDINANCE SECTION 9-308.5. THE NEIGHBORING PARCEL TO THE NORTH IS A PUBLIC SCHOOL SITE AND THE EXISTING USE IS NOT RESIDENTIAL IN NATURE.

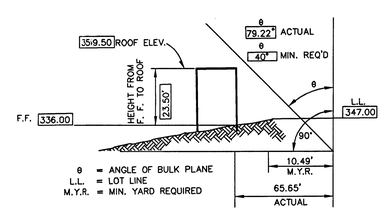
14.) THE APPLICANT IS SUBMITTING A REQUEST FOR MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENTS ALONG THE SOUTH PROPERTY LINE. THE APPLICANT WILL SUPPLEMENT UNDERSTORY PLANTINGS WITHIN, AND ON BOTH SIDES OF THE 75' TREE BUFFER BASED UPON RECOMMENDATIONS OF THE FAIRFAX COUNTY URBAN FORESTRY DIVISION.

15.) PERIPHERAL AND INTERIOR LOT LANDSCAPING FOR THE PROPOSED PARKING LOT WILL BE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE SECTIONS 13-201 AND 13-202.

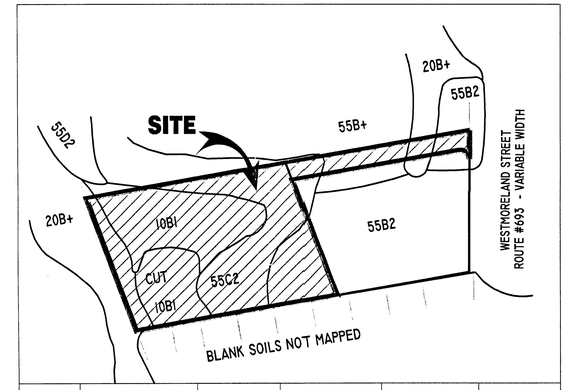
16.) THIS SPECIAL EXCEPTION PLAT WILL AMEND PREVIOUSLY APPROVED SPECIAL APPLICATION SPA 68-D-955 AND AMENDMENTS SPA 68-D-955-1 AND SPA 68-D-955-2. THIS PLAT INCLUDES THE LAND AREA OF PARCELS 26B AND 26C ONLY. PARCEL 26A IS NOT INCLUDED IN ANY TABULATIONS FOR THIS PLAT. AMENDMENT TO THE EXISTING SPECIAL PERMIT LISTED ABOVE WILL BE SUBMITTED TO ELIMINATE PARCELS 26B AND 26C FROM TABULATIONS.

17.) ALL SITE SIGNAGE WILL BE IN CONFORMANCE WITH ZONING ORDINANCE ARTICLE 12 PROVISIONS AND WILL BE LOCATED ON THE SUBJECT PROPERTY.

18.) FOUNDATION PLANTINGS WILL BE PROVIDED AROUND THE PROPOSED STRUCTURE WITH A DETAILED LANDSCAPE PLAN AT SITE PLAN PHASE.



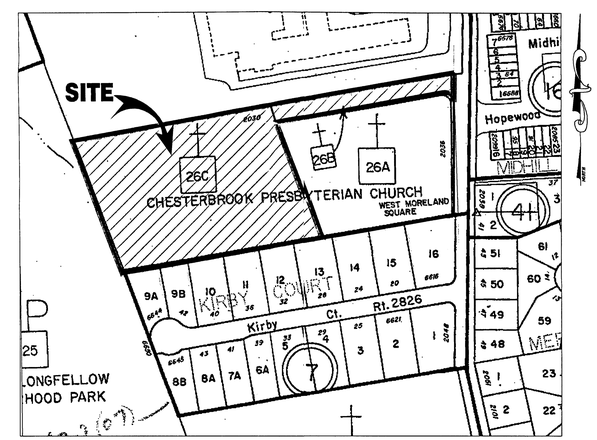
NORTH
DETAIL BULK PLANE



SOIL ID	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
10BI	GLENVILLE	B	FAIR	MARGINAL	MODERATE
20B+	MEADOWVILLE	B	GOOD	MARGINAL	MODERATE
55B2, 55C2, 55D2	GLENELG	C	GOOD	GOOD	HIGH

SOILS MAP

SCALE: 1" = 250'



VICINITY MAP

SCALE: 1" = 250'

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Department of Planning & Zoning
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Zoning Evaluation Division

SHEET INDEX

1.) SPECIAL EXCEPTION PLAT SHEET 1
2.) SPECIAL EXCEPTION PLAT SHEET 2
3.) SPECIAL EXCEPTION PLAT SHEET 3
4.) EXISTING VEGETATION MAP

Application No. SE 2003-DR-022 Staff CSB
APPROVED SE / SP PLAN
~~SEE DEV CONDS DATED~~ 4.26.04
Date of BOS / BZA approval 4.26.04
Sheet 1 of 4

NO.	DATE	DESCRIPTION	BY
3	11/04/03	STAFF COMMENTS	TW / JPB
2	10/08/03	STAFF COMMENTS	TW / JPB
1	9/11/03	SHIFTED BUILDING LOCATION	GVH-II / JPB

OWNER:
NATIONAL CAPITAL PRESBYTERY, INC.
4915 45TH STREET, NW
ROOM 100 (BOOKSTORE)
WASHINGTON, D.C. 20016

DEVELOPER:
CHESTERBROOK RESIDENCES, INC.
CONTACT: MR. WILLIAM MARRS
PHONE: 703-734-1100
7801 FOXHOUND ROAD
MCLEAN, VIRGINIA 22102

ENGINEER:
PBSJ
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
3959 CENTERVIEW DRIVE, SUITE 160
FAIRFAX, VIRGINIA 22033
TEL: 703.471.7275 FAX: 703.471.8021

COMMONWEALTH OF VIRGINIA
JAMES P. BECK
No. 23880
11/4/03
PROFESSIONAL ENGINEER
ENGINEER'S SEAL & SIGNATURE

CHESTERBROOK ASSISTED LIVING FACILITY

DRANESVILLE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

PROJ. NO: 172331-02	COUNTY NUMBER:
DATE: FEBRUARY 2003	SE 2003-0192
DWG. BY: TW	
DESIGN BY: DBO	SHEET NO:
CHECK BY: JPB	1 OF 4
SCALE: AS SHOWN	

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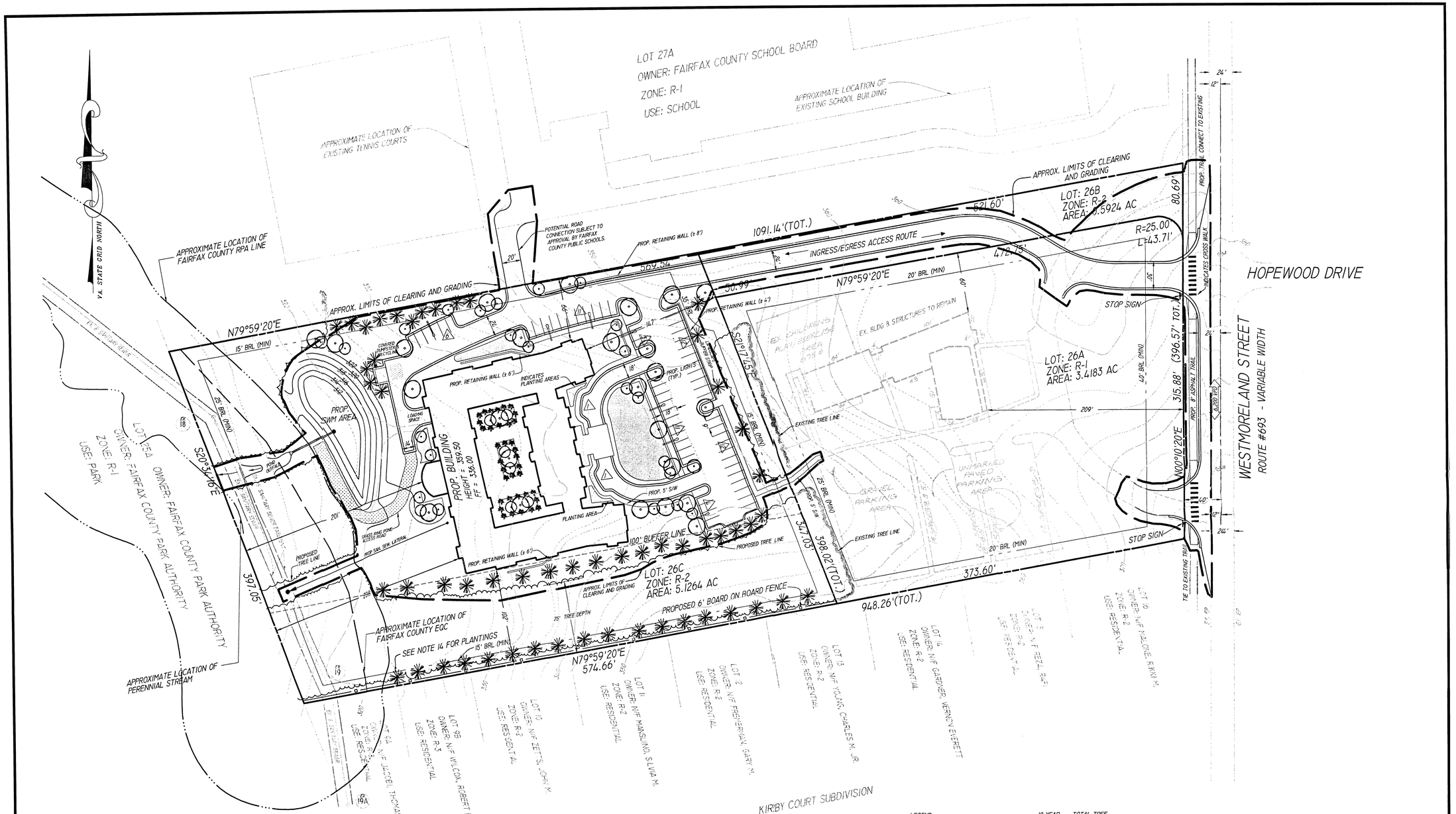

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REQUIRED TREE COVER CALCULATION

GROSS SITE AREA:	248,850 SF (5.7128 AC)
BUILDING FOOTPRINT:	25,227 SF
ADJUSTED GROSS SITE AREA:	223,623 SF
REQUIRED TREE COVER %10 ADJ. GROSS SITE AREA=	22,362 SF
ALLOWANCE FOR TREE PRESERVATION @ 1.25 x 45,884 SF= (TREE COVER OUTSIDE RPA AREA)	57,355 SF
ALLOWANCE FOR TREE PRESERVATION @ 1.0 x 25,443 SF= (TREE COVER IN RPA AREA)	25,443 SF
TOTAL EXISTING TREE COVER PROVIDED:	82,778 SF +19,750 SF (0.04 AC)
TOTAL TREE COVER PROVIDED:	= 102,528 SF (2.35 AC) > 22,362 SF (0.51 AC)

LEGEND KEY	QUANTITY	10 YEAR TREE COVER	TOTAL TREE COVER
	55 MEDIUM EVERGREEN EVERGREEN	175 SF	9,625 SF
	31 MEDIUM DECIDUOUS/UNDERSTORY FLOWERING/ DECIDUOUS TREE	125 SF	3,875 SF
	25 LARGE DECIDIOUS TREE	250 SF	6,250 SF
	TOTAL PROPOSED TREE COVER		19,750 SF (0.04 AC)

*NOTE FOUNDATION PLANTINGS ARE TO BE PROVIDED IN A DETAILED LANDSCAPE PLAN AT SITE PLAN SUBMISSION.

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS
(20 OR MORE PARKING SPACES)

AREA OF PARKING LOT (SF): 23,077 SF
(23,077 x 0.5% = 745 SF)

TREE COVER REQUIRED: 1,154 SF
TREE COVER PROVIDED: 5,125 SF

(16 LAIRGE DECIDIOUS TREES @ 250 SF= 4,000 SF)
(9 MEDIUM DECIDIOUS TREES @ 125 SF= 1,125 SF)

SE
Application No. 2003-DR-025 Staff CSB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 4-26-04
Date of (BOS) (BZA) approval 4-26-04
Sheet 2 of 4

NO.	DATE	DESCRIPTION	BY	ALT'R
3	11/04/03	STAFF COMMENTS	TW	JPB
2	10/08/03	STAFF COMMENTS	TW	JPB
1	9/11/03	SHIFTED BUILDING LOCATION	GVH-II	JPB

OWNER:
NATIONAL CAPITAL PRESBYTERY, INC.
C/O REV. JAMES E. BOYD
7801 FORNBUND ROAD
WASHINGTON, D.C. 20016

DEVELOPER:
CHESTERBROOK RESIDENCES, INC.
CONTACT: MR. WILLIAM HARRIS
PHONE: 703-684-1105
7801 FORNBUND ROAD
McLEAN, VIRGINIA 22102

ENGINEER:
PBSJ
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
3955 CHAIN BRIDGE ROAD, STE. 100
CHANTILLY, VIRGINIA 20151
TEL: 703-471-7275 FAX: 703-471-8021

COMMONWEALTH OF VIRGINIA
JAMES P. BECK
No. 23880
11/4/03
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

CHESTERBROOK ASSISTED LIVING FACILITY

DRANESVILLE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

PROJ. NO: 170331-02	COUNTY NUMBER:
DATE: FEBRUARY 2003	SE 2003-0192
DWG. BY: TW	
DESIGN BY: DBD	SHEET NO:
CHECK BY: JPB	2 OF 4
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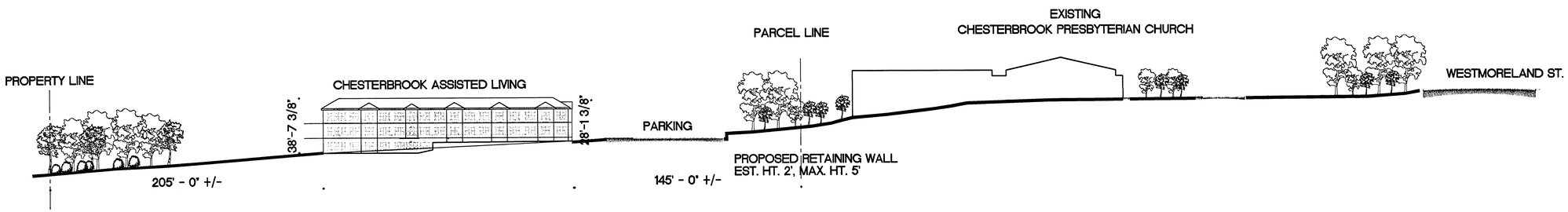
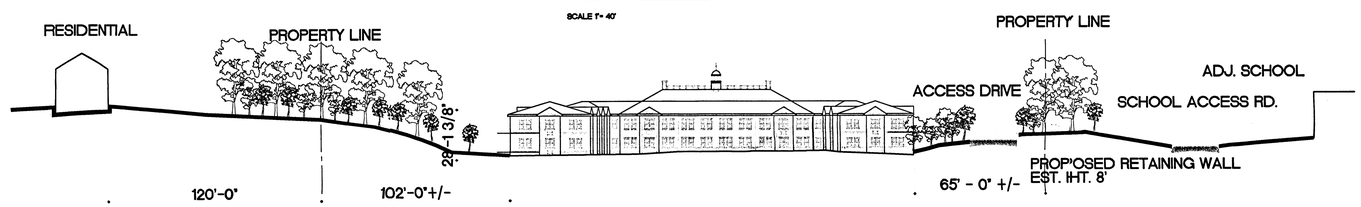


SITE SECTION A-A

0 20' 40' 80'

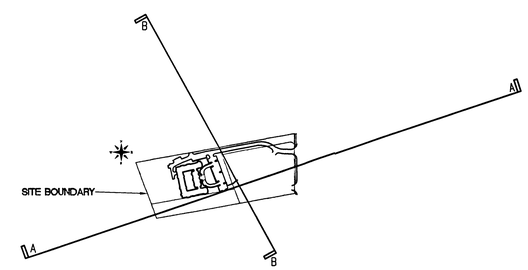
SCALE 1"= 40'



SITE SECTION B-B

0 20' 40' 80'

SCALE 1"= 40'



KEY PLAN

GRIMM+ PARKER ARCHITECTS

CHESTERBROOK ASSISTED LIVING

1355 Beverly RD, Suite 105, McLean, VA 22101, www.grimmandparker.com, Tel 703.903.9100, Fax 703.903.9755

SE Application No. 2003-DR-029 Staff CSB
APPROVED (SE) SP PLAN
SEE DEV CONDS DATED 4-26-04
Date of (BOS) (BZA) approval 4-26-04
Sheet 3 of 4

NO.	DATE	DESCRIPTION	BY	AUTH.
			GVH-II	JPB

OWNER:
NATIONAL CAPITAL PRESBYTERY, INC.
4915 45TH STREET, NW
2820 FOXHOUND ROAD
WASHINGTON, D.C. 20016

DEVELOPER:
CHESTERBROOK RESIDENCES, INC.
CONTACT: MR. WILLIAM MARRS
PHONE: 703-884-1106
7801 FOXHOUND ROAD
McLEAN, VIRGINIA 22102

ENGINEER:
PBS&J
POST, BUCKLEY, SCHUH & JERNIGAN, INC.
3955 CHAIN BRIDGE ROAD, SUITE 160
CHANTILLY, VIRGINIA 20151
TEL: 703.471.7275 FAX: 703.471.8021

COMMONWEALTH OF VIRGINIA
JAMES P. BECK
No. 23880
11/4/03
PROFESSIONAL ENGINEER

ENGINEER'S SEAL & SIGNATURE

CHESTERBROOK ASSISTED LIVING FACILITY
DRANESVILLE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT

PROJ. NO: 170331-02	COUNTY NUMBER:
DATE: FEBRUARY 2003	SE 2003-0192
DWG. BY: TW	
DESIGN BY: DBD	SHEET NO:
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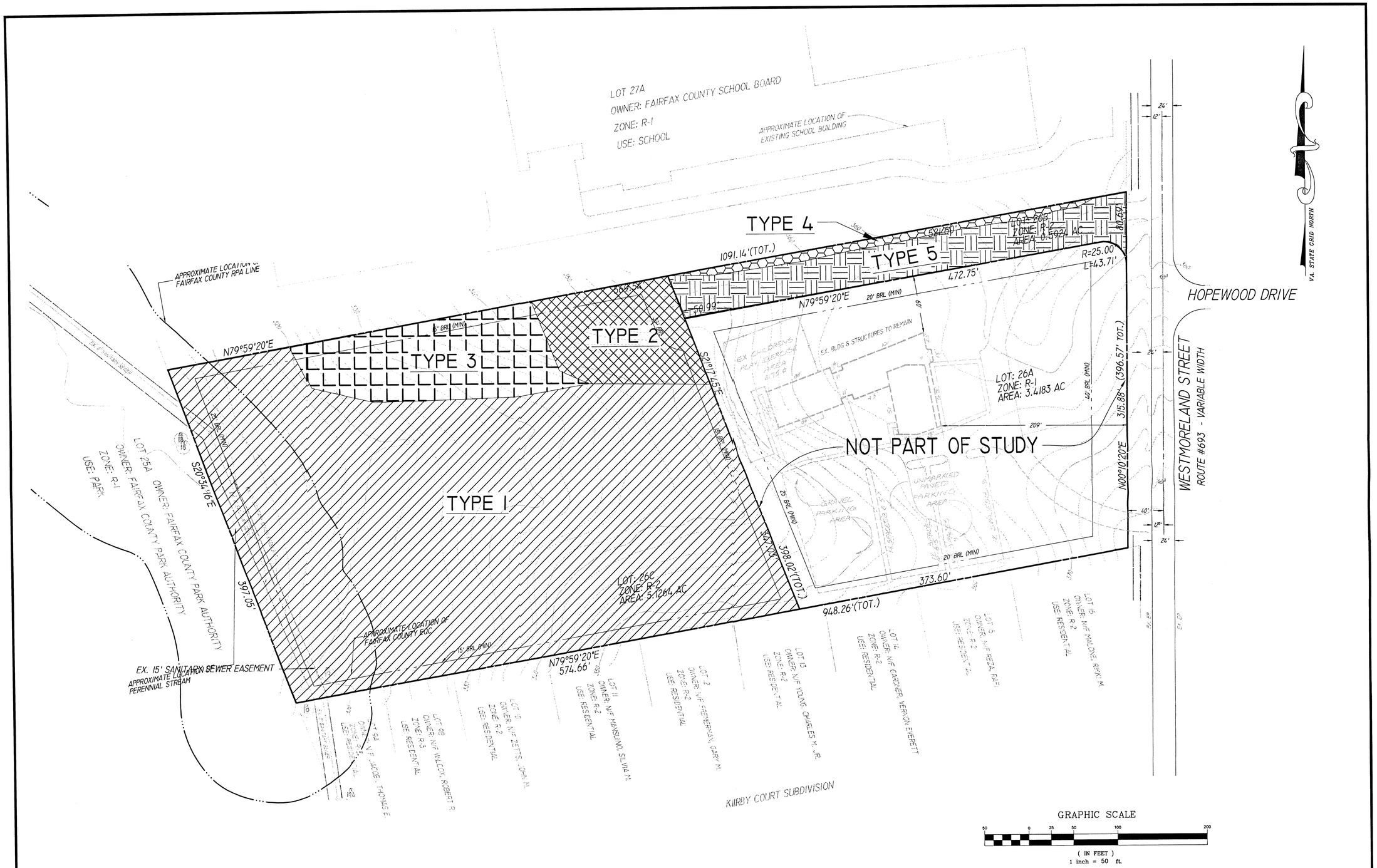

EXISTING VEGETATION MAP PROVIDED BY ZIMAR AND ASSOCIATES, INC. SITE INVESTIGATION PERFORMED MAY, 2003

Application No. SE 2003-DR-022 Staff CSB
APPROVED SE / SP PLAN
SEE DEV CONDS DATED 4-26-04
Date of BOS (BZA) approval 4-26-04
Sheet 4 of 4

NO.	DATE	DESCRIPTION	BY	AUTH
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OWNER:
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DRANESVILLE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

SPECIAL EXCEPTION PLAT
EXISTING VEGETATION MAP

PROJ. NO: 170331-02	COUNTY NUMBER:
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DWG. BY: TW	
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